

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

199 MAIN ROAD HEPBURN VIC 3461

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$620,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$757,500

Property type

House

Suburb

Hepburn

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

173A MAIN ROAD HEPBURN VIC 3461	\$650,000	17-Jul-21
33 VANINA STREET HEPBURN VIC 3461	\$625,000	19-Apr-21
7 TWELFTH STREET HEPBURN VIC 3461	\$670,000	29-Jun-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 03 October 2022

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**173A MAIN ROAD HEPBURN VIC
3461**

2 1 1

Sold Price

\$650,000

Sold Date

17-Jul-21

Distance

0.37km



**33 VANINA STREET HEPBURN VIC
3461**

3 1 2

Sold Price

\$625,000

Sold Date

19-Apr-21

Distance

0.16km



**7 TWELFTH STREET HEPBURN VIC
3461**

2 1 1

Sold Price

\$670,000

Sold Date

29-Jun-22

Distance

0.76km

RS = Recent sale

UN = Undisclosed Sale

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